

# HISTORIC DISTRICT COMMISSION

## Meeting Minutes

October 12, 2009

### CALL TO ORDER:

Kurt Thornton, Vice-Chairperson called the meeting to order at 4:00 p.m.

### ROLL CALL:

**Members Present:** Heather Lane-Fowler                      Doug Sofia  
Glenn Harris    Laurie Sullivan  
Jan Hatch    Kurt Thornton  
Susan Baldwin (Commission Liaison)

**Staff Present:** Chris Hilton, Planning Supervisor  
Glenn Perian, Senior Planner  
Leona Parrish, Admin. Assistant

### ADDITIONS / DELETIONS TO AGENDA:

Approval of Year 2010 meeting dates for Historic District Commission.

**MOTION WAS MADE BY MS. JAN HATCH TO APPROVE THE ANNUAL MEETING DATES FOR YEAR 2010 HISTORIC DISTRICT COMMISSION AS SUBMITTED; SECONDED BY MR. GLEN HARRIS.**

**ALL IN FAVOR, NONE OPPOSED MOTION; PASSED TO APPROVE.**

### APPROVAL OF PREVIOUS MINUTES:

**MOTION WAS MADE BY MR. DOUG SOFIA TO APPROVE THE MINUTES FROM SEPTEMBER 14, 2009 MEETING AS SUBMITTED; SECONDED BY MS. JAN HATCH.**

**ALL IN FAVOR, NONE OPPOSED MOTION; PASSED TO APPROVE.**

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

**38 W. Michigan Avenue** (*Front Trim Replacement – Griffin Grill & Pub*)

Mr. Tubergan (contractor) & Mr. Paul Conkey (owner) was present and spoke regarding their request to replace the front trim with a new Fypon composite trim that will not deteriorate as the current wood has.

Ms. Heather Lane-Fowler asked regarding the application submitted; if they would only be replacing the trim and did not include covering the brick and asked if it should be added to their application.

Applicant stated that the west one-story brick portion of the building would be covered with paneling and trim similar to the east two-story main building, and that the west portion of the building is not apart of the original structure.

Mr. Tubergan stated the photo in their application showed the brick area that they wanted to cover. Said they would like the Old Style Pub look and want to replace the old wood with something that will not rot. Stated the current green area will be changed to black color and would be the same as what is currently on the other side brick area. The color scheme would not change; would have brick area, gold lettering, with the green and black and noted they want it to be more noticeable.

Mr. Glenn Harris asked which moldings would be replaced and where they would be placed.

Mr. Conkey stated they would be replacing the recessed panels, base cap on top and molding on the facing; the rest would be square stock.

**MOTION: MADE BY MR. KURT THORNTON TO APPROVE THE REQUEST FOR INSTALLATION OF NEW COMPOSITE TRIM AS SUBMITTED; AS IT MEETS THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS, STANDARD #9 AND IN ACCORDANCE TO CHAPTER 1470.09 "HISTORIC PRESERVATION" FOR PROPERTY LOCATED AT 38 W. MICHIGAN AVENUE AS SUBMITTED; SUPPORTED BY MR. DOUG SOFIA.**

**ALL IN FAVOR, NONE OPPOSED; MOTION PASSED TO APPROVE.**

Mr. Harris asked when they planned to do the work. Mr. Tubergan said as soon as possible.

Ms. Heather Lane-Fowler said she appreciated them keeping their property in good repair and that they choose to remain in the downtown area.

Mr. Conkey stated they are proud of their property that they purchased three years ago and want the repair to last and not need to do again in a way that it will always look good.

Mr. Tubergan noted some of his prior work had been in Lansing, MI on the State Capital Building restoration. Said this type of work is his passion and by using modern material to make it last.

**92 Oaklawn Avenue (New Roof)**

Ms. Pearl McGrone, 92 Oaklawn Avenue, owner was present; stated she wants her home to look like it had originally. Said her husband was a carpenter and had passed and he did not get to the work on her home. Noted it is hard to get a contractor to do the work needed. Stated she has been ill for two-years and applied for permit to have a contractor to do the work. She wants it to appear the same with the porch to remain, replace the rotten roof decking and do new roof.

Mr. Glenn Perian stated this request is a basic roof repair.

Ms. McGrone said if she can afford it she would like to have a multi-color for the shingles. Stated it needs to be done now.

Mr. Glenn Perian reminded the board that they do not regulate color and so the color choice is up to the applicant.

**MOTION: MADE BY MS. HEATHER LANE-FOWLER TO APPROVE THE REQUEST FOR REPLACEMENT OF NEW ROOF/SHINGLES; AS IT MEETS THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS, STANDARD #9 AND IN ACCORDANCE TO CHAPTER 1470.09 "HISTORIC PRESERVATION" FOR PROPERTY LOCATED AT 92 OAKLAWN AVENUE AS SUBMITTED; SUPPORTED BY MR. DOUG SOFIA.**

**ALL IN FAVOR, NONE OPPOSED; MOTION PASSED TO APPROVE.**

Ms. Jan Hatch asked if the roof wood replacement should be added in the motion. Mr. Perian stated that is included in the roof replacement.

Mr. Glen Harris asked if they would be replacing the second floor and porch roof. Ms. McGrone stated, yes.

**PUBLIC COMMENTS:** NONE

**COMMENTS FROM COMMISSION MEMBERS AND STAFF:**

Ms. Heather Lane-Fowler asked if the listing of city demolitions was provided to the HDC.

Mr. Glenn Perian stated yes, the properties were submitted and reviewed by HDC that was provided by Ms. Susan Bedsole; those were the only ones within a Historic District. There is no new list that has been received by the Planning Department.

Ms. Susan Baldwin stated the bids for demolition are still out for the demolitions to be done with the Stimulus monies awarded to the City of Battle Creek.

Ms. Heather Lane-Fowler asked who to contact regarding a property submitted for demolition. It was noted she should contact Ms. Susan Bedsole for the list of properties scheduled to be demolished.

Ms. Laurie Sullivan asked if there would be a replacement for Kathleen Eriksen on the Historic District Commission.

Mr. Perian stated that the Mayor had been informed of the need for a replacement.

Mr. Kurt Thornton noted that in making the motions he would like the verbiage to be accurate. Mr. Perian stated in the future he would try to make it easier, by adding more information in the reports.

**ADJOURNMENT:**

Motion made by Ms. Jan Hatch to adjourn the meeting and seconded by Mr. Doug Sofia; all in favor none opposed. Meeting was adjourned at 4:30 p.m.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department